CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA AN
C2	25.00'	39.27'	35.36'	N 87°08'43" E	090°00'00"
C3	15.00'	8.37'	8.27'	N 26°09'04" E	031°59'18"
C4	60.00'	12.00'	11.98'	N 15°53'04" E	011°27'16"
C5	60.00'	42.31'	41.44'	N 41°48'56" E	040°24'28"
C6	60.00'	35.82'	35.29'	N 79°07'27" E	034°12'33"
C7	60.00'	35.82'	35.29'	S 66°40'00" E	034°12'33"
C8	60.00'	35.82'	35.29'	S 32°27'27" E	034°12'33"
С9	60.00'	35.82'	35.29'	S 01°45'07" W	034°12'33"
C10	60.00'	40.69'	39.92'	S 38°17'06" W	038°51'24"
C11	60.00'	64.73'	61.63'	S 88°37'07" W	061°48'38"
C12	15.00'	18.11'	17.03'	S 84°56'22" W	069°10'07"
C13	15.00'	2.15'	2.15'	S 46°15'01" W	008°12'36"
C14	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C15	25.00'	39.27'	35.36'	S 87°08'43" W	090°00'00"
C16	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C17	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C20	60.00'	43.07'	42.15'	S 46°16'20" E	041°07'37"
C21	60.00'	133.69'	107.70'	N 14°01'10" W	127°39'44"
C22	60.00'	67.67'	64.14'	S 45°32'33" E	064°36'59"
C23	60.00'	21.70'	21.58'	S 02°52'21" E	020°43'25"
C24	60.00'	44.32'	43.32'	S 28°39'02" W	042°19'19"
C25	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C26	15.00'	7.83'	7.75'	N 32°53'29" W	029°55'35"
C27	60.00'	11.46'	11.44'	N 23°24'03" W	010°56'44"
C28	60.00'	41.89'	41.04'	N 48°52'21" W	039°59'52"
C29	60.00'	35.82'	35.29'	N 85°58'34" W	034°12'33"
C30	60.00'	35.82'	35.29'	S 59°48'52" W	034°12'33"
C31	60.00'	35.82'	35.29'	S 25°36'19" W	034°12'33"
C32	60.00'	35.82'	35.29'	S 08°36'14" E	034°12'33"
C33	60.00'	62.29'	59.53'	N 83°25'24" E	059°28'56"
C34	15.00'	16.52'	15.70'	N 85°14'29" E	063°07'05"
C35	15.00'	4.02'	4.01'	S 55°31'38" E	015°20'42"
C36	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"
C37	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C38	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C49	50.00'	78.54'	70.71'	N 02°51'17" W	090°00'00"
C53	25.00'	23.18'	22.36'	S 68°42'38" W	053°07'48"
C54	25.00'	16.09'	15.81'	N 66°17'22" W	036°52'12"
C55	25.00'	16.09'	15.81'	N 29°25'11" W	036°52'12"
C56	25.00'	23.18'	22.36'	N 15°34'49" E	053°07'48"
C57	25.00'	39.27'	35.36'	S 02°51'17" E	090°00'00"
C58	25.00'	39.27'	35.36'	N 02°51'17" W	090°00'00"
C59	25.00'	39.27'		S 87°08'43" W	090°00'00"
			35.36'		
C60	35.00'	54.98'	49.50'	N 02°51'17" W	090°00'00" 090°00'00"
C61	60.00'	94.25'	84.85'	N 02°51'17" W	
C62	85.00'	31.99'	31.80'	N 31°21'50" E	021°33'47"
C63	85.00'	50.99'	50.23'	N 03°23'51" E	034°22'11"
C64	85.00'	38.98'	38.64'	N 26°55'26" W	026°16'23"
C65	85.00'	11.56'	11.55'	N 43°57'27" W	007°47'39"
C66	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C67	51.50'	19.34'	19.23'	N 45°14'51" E	021°31'15"
C68	51.50'	35.00'	34.33'	N 15°00'57" E	038°56'33"
C69	51.50'	35.00'	34.33'	N 23°55'36" W	038°56'33"
C70	51.50'	35.00'	34.33'	N 62°52'09" W	038°56'33"
C71	51.50'	35.00'	34.33'	S 78°11'18" W	038°56'33"
C72	51.50'	35.00'	34.33'	S 39°14'46" W	038°56'33"
C73	51.50'	54.65'	52.12'	S 10°37'36" E	060°48'10"
C74	15.00'	15.29'	14.64'	S 14°22'49" E	058°23'57"
C75	75.00'	40.39'	39.90'	S 00°36'26" E	030°51'10"
C76	75.00'	37.90'	37.50'	S 30°30'40" E	028°57'18"
C77	75.00'	3.75'	3.75'	S 46°25'18" E	002°51'57"
C78	51.50'	2.29'	2.29'	S 42°18'14" E	002°33'07"
C79	25.00'	16.09'	15.81'	S 29°25'11" E	036°52'12"
C80	25.00'	23.18'	22.36'	S 15°34'49" W	053°07'48"

### GENERAL NOTES:

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF DISTURBANCE WILL NOT BE CONSIDERED PERMANENT
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE BY BY THE DEVELOPER.
- 3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- THE BEARINGS RECITED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE COMBINED CORRECTION FACTOR (CCF) IS 0.9998881. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2 INCH IRON RODS WITH CAP MARKED "YALGO", UNLESS OTHERWISE NOTED HEREIN. THE POINT OF BEGINNING FOR THIS TRACT BEARS N 24°18'45" W, 3973.26 FEET FROM CITY OF BRYAN MONUMENT GPS-58. THE ESTABLISHED COORDINATES FOR SAID MONUMENT ARE N = 10226628.01, E = 3527536.34 (NAD83, TEXAS CENTRAL ZONE 4203).
- MAJOR COLLECTOR STREETS (SMITH LAKE BOULEVARD) = 80' ROW, 48' BOC-BOC
- LOCAL STREETS (ALL OTHERS) = 50' ROW, 27' BOC-BOC
- 6. STREETS SHALL BE PAVED WITH ASPHALT
- ZONING OF THIS PROPERTY IS CURRENTLY FOR NEW DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT MIXED USE DISTRICT (PD-M) - APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 13, 2018 (ORDINANCE NO. 2306) AND REVISED AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 9, 2019 (ORDINANCE NO. 2362), ON JULY 13, 2021 (ORDINANCE NO 2496), AND ON NOVEMBER 9, 2021 (ORDINANCE NO. 2517).
- 8. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
- 5' SIDE YARD SETBACK 5' REAR YARD SETBACK
- 25' FRONT YARD SETBACK
- 15' STREET SIDE YARD SETBACK 15' STREET SIDE YARD SETBACK ADJACENT TO COLLECTOR STREETS.
- 8. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS ORDINANCES AND REGULATIONS.

- NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA'S CASE NO. 12-06-1920P REVISED TO REFLECT LETTER OF MAP REVISION EFFECTIVE MAY 9, 2014 FLOOD INSURANCE RATE MAP PANEL NUMBER 48041C0195F FOR BRAZOS COUNTY, TEXAS EFFECTIVE JULY 7, 2014. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED WITHIN ANY OF THE PLATTED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
- 10. TRACTS O, P, Q, R, AND S SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION TO BE USED AS FENCE, WALL. LANDSCAPE, AND PUBLIC UTILITY TRACTS. OPERATION, MANAGEMENT, MAINTENANCE, REPAIR, AND USE OF THE TRACTS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF BRYAN.
- TRACTS B, C, AND D SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AS PRIVATE DRAINAGE EASEMENTS, OPEN SPACE, AND COMMON SPACE, OPERATION, MANAGEMENT, MAINTENANCE, REPAIR, AND USE OF THE TRACTS SHALL BE THE RESPONSIBILITY OF THE PLEASANT HILL HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF BRYAN.
- 12. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PIJE TO ACCESS ELECTRIC FACILITIES
- ARROW ( ) INDICATES THAT THE STORM WATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS.

A METES & BOUNDS description of a certain 32.96 acre tract of land situated in the James McMillen Survey, Abstract No. 176 in Brazos County, Texas, being part of a called 101.316 acre tract (Parcel No. 1) described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439076 of the Official Public Records of Brazos County (OPRBC) and a part of a called 133.99 acre tract described in a deed to WBW Single Land Investment, LLC - Series 101 and recorded in Document No. 2021-1439077 of the OPRBC; said 32.96 acre tract being more particularly described as follows with all bearings being based on the Texas State Plane Coordinate System of 1983, Central Zone;

LOCATION MAP

NOT TO SCALE

BEGINNING at a 1/2 inch iron rod with cap stamped (YALGO LLC) found at the south corner of Pleasant Hill Section 2 – Phase 4 as shown on map recorded in Document No. 2022-1489549 of the OPRBC and being in the common line of said Parcel No. 1 and a called 153.20 acre tract described in a deed to WBW Single Land Inv, LLC – Series 101 and recorded in Document No. 2019-1374025 of the OPRBC

THENCE, North 33°24'49" East, 165.07 feet along the south line of said Pleasant Hill Section 2 – Phase 4 to a 1/2 inch iron rod with cap stamped (YALGO LLC) found for the most westerly corner of Pleasant Hill Section 2 – Phase 5 as shown on map recorded in Document No. 2023-1508773 of the OPRBC;

#### THENCE, along the westerly lines of said Pleasant Hill Section 2 – Phase 5 the following nine (9) courses: South 66°53'15" East, 145.88 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;

- South 34°57'48" East, 110.25 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 22°57'45" East, 113.05 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner; South 28°03'17" West, 142.46 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 47°51'17" East, 28.03 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner; South 34°45'55" East, 88.32 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner;
- South 04°13'07" East, 117.00 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner; 8. South 27°41'32" West, 97.34 feet to a 1/2 inch iron rod with cap stamped (YALGO) set for corner.
- 9. South 42°08'43" West, crossing the northwest corner of said Pleasant Hill Section 2 Phase 5 and continuing into said Parcel No. 1 for a total distance of 85.00 feet to a point for corner;

THENCE, over and across said Parcel No. 1 the following four (4) courses: North 47°51'17" West, 290.00 feet to a point for corner;

Subject Property Parent Boundary

Bryan, Texas, City Limits

- South 42°08'43" West, 810.00 feet to a point for corner;
- South 47°51'17" East, 10.00 feet to a point for corner;
- 4. South 42°08'43" West, crossing the common line of said Parcel No. 1 and said 133.99 acre tract and continuing into said 133.99 acre tract for a total distance of 620.42 feet to a point for corner;

THENCE, North 45°37'09" West, over and across said 133.99 acre tract, crossing the common line of said 133.99 acre tract and said Parcel No. 1 and continuing into said Parcel No. 1 for a total distance

# THENCE, over and across said Parcel No. 1 the following eighteen (18) courses:

- North 42°08'43" East, 140.00 feet to a point for corner North 47°51'17" West, 120.00 feet to a point for corner;
- North 42°08'43" East, 188.31 feet to a point for corner; North 47°51'17" West, 380.06 feet to a point for corner;
- North 42°08'43" East, 115.13 feet to a point for corner; North 15°15'20" West, 83.80 feet to a point for corner;
- North 40°11'18" West, 50.33 feet to a point for the beginning of a non-tangent curve to the left;
- 8. Northwesterly, along said non-tangent curve to the left having a radius of 60.00 feet, a central angle of 127°39'44", an arc length of 133.69 feet, and a chord which bears North 14°01'10" West, 107.70 feet to a point for corner:
- 9. North 42°08'43" East, 112.57 feet to a point for corner;
- 10. North 47°51'17" West, 50.00 feet to a point for corner; 11. South 42°08'43" West, 40.80 feet to a point for corner;
- 12. North 47°51'17" West, 50.00 feet to a point for corner: 13. South 42°08'43" West, 8.73 feet to a point for corner;
- 14. North 47°51'17" West, 340.00 feet to a point for corner;
- 15. North 42°08'43" East, 350.00 feet to a point for corner;
- 16. North 47°51'17" West, 120.00 feet to a point for corner; 17. North 42°08'43" East, 76.59 feet to a point for corner;

18. North 47°51'17" West, 230.06 feet to a point for corner in the northwest line of said Parcel No. 1;

# THENCE, North 42°08'43" East, 55.53 feet along the northwest line of said Parcel No. 1 to a point for corner;

- THENCE, over and across said Parcel No. 1 the following seven (7) courses: South 47°51'17" East, 230.06 feet to a point for corner;
- THENCE. North 42°08'43" East. 18.27 feet to a point for corner:
- THENCE, South 47°51'17" East, 1150.00 feet to a point for corner; THENCE, North 42°08'43" East, 50.00 feet to a point for corner;
- THENCE, South 47°51'17" East, 120.00 feet to a point for corner;

PROJECT INFORMATION

TOTAL SIZE: 32.96 AC.

OTAL BLOCKS: 4

TOTAL LOTS: 110

TOTAL TRACTS: 8

12/20/23

09/06/23

08/28/23

LIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 140

LIENT LOCATION: GEORGETOWN, TX

JCL

THENCE, North 42°08'43" East, 410.00 feet to a point for corner; THENCE, North 41°51'56" East, 119.62 feet to the POINT OF BEGINNING, and containing 32.96 acres of land in Brazos County, Texas.

BENCHMARK	
CONCRETE TXDOT MONUMENT (SOUTHEASET R.O.W. LINE OF SANDY POINT ROAD) NAD 83 (2011) TX CENTRAL ZONE #4203 N: 10232940.54 E: 3525284.48 ELEV. = 333.33'	PLEA CITY OF

# FINAL PLAT EASANT HILL SECTION 3 - PHASE 2 BRYAN, COUNTY OF BRAZOS, TEXAS

LINE TABLE

DISTANCE

25.00'

55.53'

4.59'

INE BEARING

N42°08'43"E

S47°51'17"E

N47°51'17"W

N42°08'43"E

N42°08'43"E

S42°08'43"W

S42°08'43"W

S42°08'43"W

		6000	50.00
5	31	7066	60.00
6	1	7066	60.00
6	2	6000	50.00
6	3	6000	50.00
6	4	6000	50.00
6	5	6000	50.00
6	6	6000	50.00
6	7	6000	50.00
6	8	6000	50.00
6	9	6000	50.00
6	10	6000	50.00
6	11	6000	
			50.00
6	12	6000	50.00
6	13	6000	50.00
6	14	6000	50.00
6	15	6000	50.00
6	16	6000	50.00
6	17	6000	50.00
6	18	7066	60.00
6	35	6000	50.00
6	36	6937	58.54
7	22	5976	50.00
7	23	6000	50.00
7	24	6000	50.00
7	25	6000	50.00
7	26	6000	50.00
7	27	6000	50.00
7	28	6000	50.00
7	29	6000	50.00
7	30	6000	50.00
7	31	6000	50.00
7	32	6000	50.00
7	33	5948	50.00
7	34	7059	51.54
7	35	12941	52.31
7	36	10637	52.31
7	37	8546	52.31
7	38	8485	52.31
7	39	7992	53.31
7	40	7495	50.00
7	41	9206	50.00
7	42	6000	50.00
7	43	6000	50.00
7	44	6000	50.00
7	45	6000	50.00
7	46	6000	50.00
7	47	6000	50.00
7	48	6000	50.00
7	49	6000	50.00
7	50	6000	50.00
7	51	5976	50.00
7	52	7595	60.27
7	53	12391	54.09
7	54	11637	54.09
7	55	10151	54.09
7	56	13077	54.09
7	57	8660	54.09
7	58	10286	69.49
7	59	6716	57.98
7	60	7481	51.64
7	61	6211	50.00
7	62	5976	50.00
-	Tract B	9996	-
-	Tract C	233009	_
-	Tract D	169214	-
-	Tract O	1090	-
-	Tract P	3180	-
_	Tract Q	1290	_
	Tract R	1090	
	i i raci K	1090	-
-	Tract S	1090	

LOTS AND BLOCKS

BLOCK 3: LOTS 3-17, 51-58

BLOCK 5: LOTS 6-31

BLOCK 6: LOTS 1-18, 35-36

BLOCK 7: LOTS 22-62

LOT SIZE TABLE

 Block
 Lot
 Area (sq.ft.)
 Lot Width (ft)

 3
 3
 7075
 60.00

 3
 4
 5960
 50.00

6 13684 52.31

7 11358 52.31

8 8821 52.31 9 9598 52.31

10 7978 51.56 11 7491 54.94 12 10061 60.00

 3
 12
 10061
 60.00

 3
 13
 6514
 50.10

 3
 14
 7891
 51.34

 3
 15
 10192
 68.06

3 16 8644 61.30

 3
 17
 6711
 55.92

 3
 51
 6000
 50.00

 3
 52
 6000
 50.00

 3
 53
 7200
 60.00

 3
 54
 6000
 50.00

 3
 54
 6000
 50.00

57 6000 50.00

3 58 5976 50.00

55 6000 56 6000

 5
 6
 8400

 5
 7
 8400

 5
 8
 8400

 5
 9
 8400
 70.00

 5
 9
 8400
 70.00

5 10 8400 70.00

5 11 8400 70.00

5 12 7676 55.00

5 13 7700 55.00

 5
 14
 7066
 60.00

 5
 15
 6000
 50.00

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 16
 6000
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 50.00

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 5
 19
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5 20 6000 50.00

21 6000 50.00

5 22 6000 50.00

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 50.00
 5 28 6000 50.00

5 29 6000 50.00

5 30 6000

# FINAL PLAT PLEASANT HILL SECTION 3 - PHASE 2

BRAZOS COUNTY, TEXAS

A 32.96 AC. ACRE TRACT SITUATED IN, AND BEING OUT OF, THE STEPHEN F. AUSTIN LEAGUE SURVEY, A-62, AND THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS

### STATE OF TEXAS

COUNTY OF WILLIAMSON

I, WBW Single Development Group, LLC-Series 111, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume Volume 1215, Page 741, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

> WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 111, A TEXAS SERIES LIMITED LIABILITY COMPANY

Bruce Whitis, President

STATE OF TEXAS

COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Bruce Whitis, in his capacity as President of WBW Single Development Group, LLC - Series 111, a separate series of WBW Single Development Group, LLC, a Texas series limited liability company, on behalf of said series, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this

Notary Public, Brazos County, Texas

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Corey Shannon, Registered Public Surveyor No. 5967 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

> **COREY SHANNON** REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5967

STATE OF TEXAS COUNTY OF BRAZOS

, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the Records of Brazos County in Volume

County Clerk Brazos County, Texas

, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the and same was duly approved on the

Chair, Planning & Zoning Commission Bryan, Texas

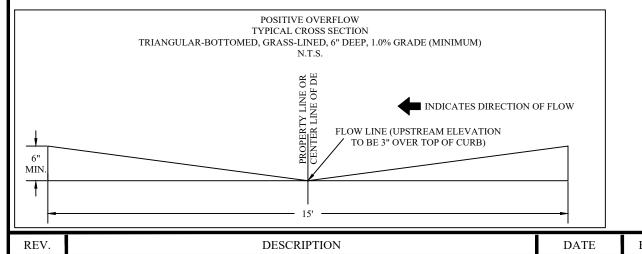
, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_, day of \_\_\_\_\_\_, 20 \_\_\_\_

City Planner, Bryan, Texas

, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

City Engineer, Bryan, Texas

OWNER INFO	DEVELOPER INFO	LEGAL DESCRIPTION	Yalgo	
WBW Single Land Investment, LLC-Series 101 109 W 2ND ST., STE 201 GEORGETOWN, TX 78626 PH (254) 953-5353 FX (254) 953-5057	WBW Single Development Group, LLC-Series 111 109 W 2ND ST., STE 201 GEORGETOWN, TX 78626 PH (254) 953-5353 FX (254) 953-5057	32.96 AC. ACRE TRACT SITUATED IN, AND BEING OUT OF, THE STEPHEN F. AUSTIN SURVEY, A-62, AND THE JAMES MCMILLEN SURVEY, A-176, BRAZOS COUNTY, TEXAS	Engineering, LLC  109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057  Texas Registered Engineering Firm F-24040  Texas Registered Surveying Firm # 10194797	SHEET  1  OF  2



RESPONSE TO COB COMMENTS (NOTES, BFE TABLE)

RESPONSE TO FIRST COB COMMENTS

ORIGINAL RELEASE

PROJECT NUMBER: PH32

PPROVED BY: KAC JTHORIZED BY: WBW

